

**ASSIGNMENT'S SALE
OF VALUABLE IMPROVED
REAL ESTATE**

In Myersville, Frederick County, Maryland
By virtue of the power of sale contained in a mortgage from Leo L. Latona and Mary L. Latona, his wife, dated April 6, 1984 and recorded among the Land Records of Frederick County, Maryland, in Book 1233, page 795, which mortgage is now in default, and has been assigned to the undersigned assignee for foreclosure by assignment dated April 18, 1985 and recorded in Book 1278, page 312, the undersigned assignee will offer for sale at the Court House, 100 West Patrick Street, Frederick, Maryland, on:

TUESDAY, NOVEMBER 12, 1985

AT 11:00 A.M.

All of that real estate situate, lying and being along the Brethren Church Road (formerly Myersville-Harmony Road), Jackson District, Frederick County, Maryland, described as follows:

Beginning at a large Walnut tree, said tree being the end of the end of the 4th line (S 73° W. 7.2 perches) in a deed from Frank W. Cline and Virginia R. Cline, to Wilbur J. Cline and Norma I. Cline, his wife, (now deceased) and dated May 19, 1951, and recorded in Liber 491, folio 582, among the Land Records of Frederick County, and running from said tree, with the 5th line of aforesaid deed, S 23° W. 151.8 feet into the above mentioned road; thence turning and running with the 6th line of above mentioned deed, West 150 feet to an iron pin in the road; thence turning and running East 150 feet to place of beginning, containing 0.52 acres of land, more or less.

Being all and the sole real estate which was conveyed from Donald E. Korrell and wife to Leo L. Latona and wife by deed dated April 6, 1984 and recorded in Book 1233, page 793, one of the Land Records of Frederick County.

Together with all the buildings and improvements thereon, and all rights, ways, roads, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

IMPROVEMENTS

The improvements consist of a one-story (plus basement) brick and frame dwelling known as 16 Poplar Street, Myersville, Maryland. The main floor contains living room, dining room, kitchen, four bedrooms and two full bathrooms. There is a family room with fireplace in the basement. Hardwood floors throughout. Oil hot-water baseboard heat. Public water and sewer. Carport.

TERMS OF SALE

A deposit of Five Thousand Dollars (\$5,000.00) in cash or certified check will be required of the purchaser at the time of sale. The balance of the purchase price is to be paid at settlement upon ratification of sale by the Circuit Court for Frederick County, Maryland. If the purchaser fails to complete the purchase in accordance with the terms of sale, the deposit may be forfeited at the option of the assignee. Real estate taxes and other public charges will be adjusted to date of settlement. All conveyancing costs including transfer taxes and revenue stamps, shall be paid by the purchaser. The assignee reserves the right to withdraw the property from sale at any time.

The property is being sold "as is," and the assignee and the auctioneer make no warranty concerning the size or condition of the property, the nature of the improvements, or any other matter.

INSPECTION

To arrange to inspect the property, please contact the auctioneer, William L. Tritapoe.

CHARLES U. PRICE, Assignee
15 North Court Street
Frederick, Maryland 21701
Phone: 301-662-2433

WILLIAM L. TRITAPOE, Auctioneer
108 Lokin Avenue
Boonsboro, Maryland 21713
Phone: 301-791-2323

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ACKNOWLEDGMENT OF PURCHASE

The undersigned hereby acknowledges having purchased from Charles U. Price, Assignee, all that real estate described in the annexed advertisement of sale at and for the sum of
fifty thousand dollars
(\$50,000.00)
and agrees to comply with the terms of sale therein set forth.

WITNESS my hand and seal, this 12th day of November, 1985.

Charles U. Price [SEAL]

For Myself & Savings Bank [SEAL]
WITNESS:

William L. Tritapoe

ACKNOWLEDGMENT OF SALE

I hereby acknowledge having sold the above described property to the person(s) named above, and having received a deposit of Five Thousand Dollars (\$5,000.00).

Charles U. Price
Charles U. Price

Assignee

WITNESS:

William L. Tritapoe

EXHIBIT TWO

CHARLES U. PRICE
ATTORNEY AT LAW
15 NORTH COURT STREET
FREDERICK, MD 21701

700 11-12-85